

FOR LEASE

STONERIDGE PLAZA | ROCHESTER, NY 14615



ACT NOW! ONLY A FEW SPACES REMAINING!



MULTIPLE
SPACES AVAILABLE



44,317
VEHICLES PER DAY



UPON REQUEST
LEASE PRICE

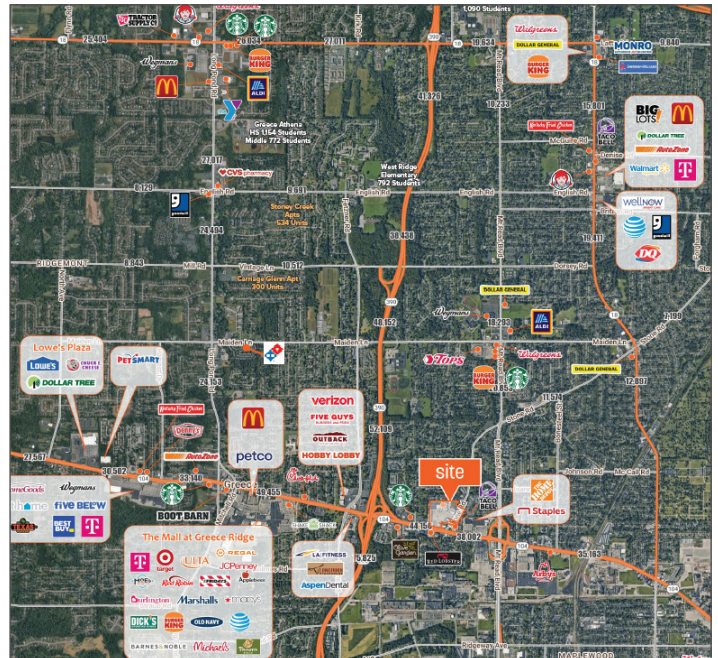
OFFERING SUMMARY

Property Type	Retail
Traffic Counts	W Ridge Rd: 44,317/ vpd Stone Rd: 8,263/vpd
Parking	500+ Spaces
Lease Price	Upon Request

Available Spaces	Unit #	Square Feet
	2	6,976
	20	20,030
	21	27,210
	29	11,099
	37	2,160
	38	1,440

PROPERTY HIGHLIGHTS

- High-visibility corner at W Ridge Rd & Stone Rd near I-390
- Multiple access points with a signalized intersection & convenient turn lanes
- Strong mix of local and national tenants
- Surrounded by major retailers like Home Depot, Staples, Taco Bell, Walmart, Target, Lowe's & Starbucks
- Over 500 parking spaces and public transit access

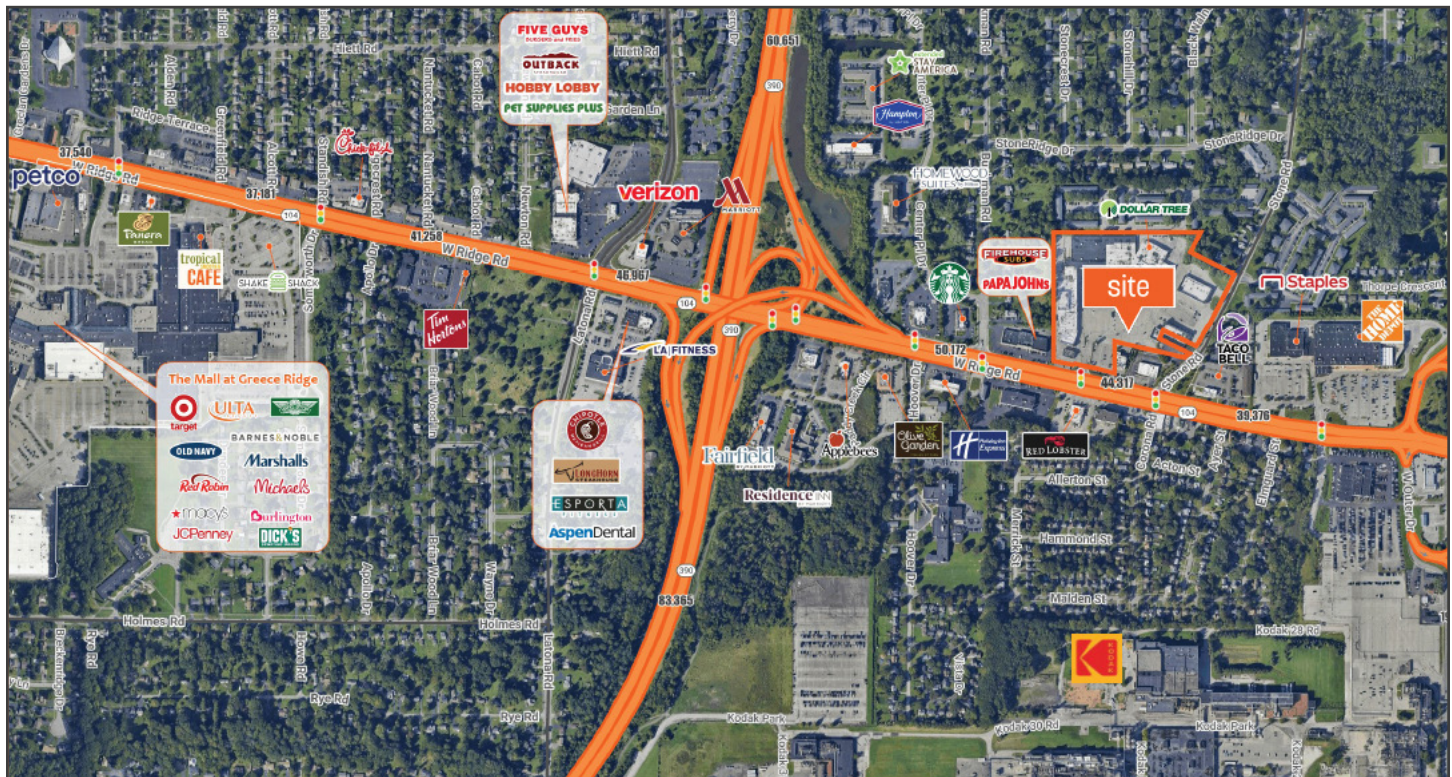
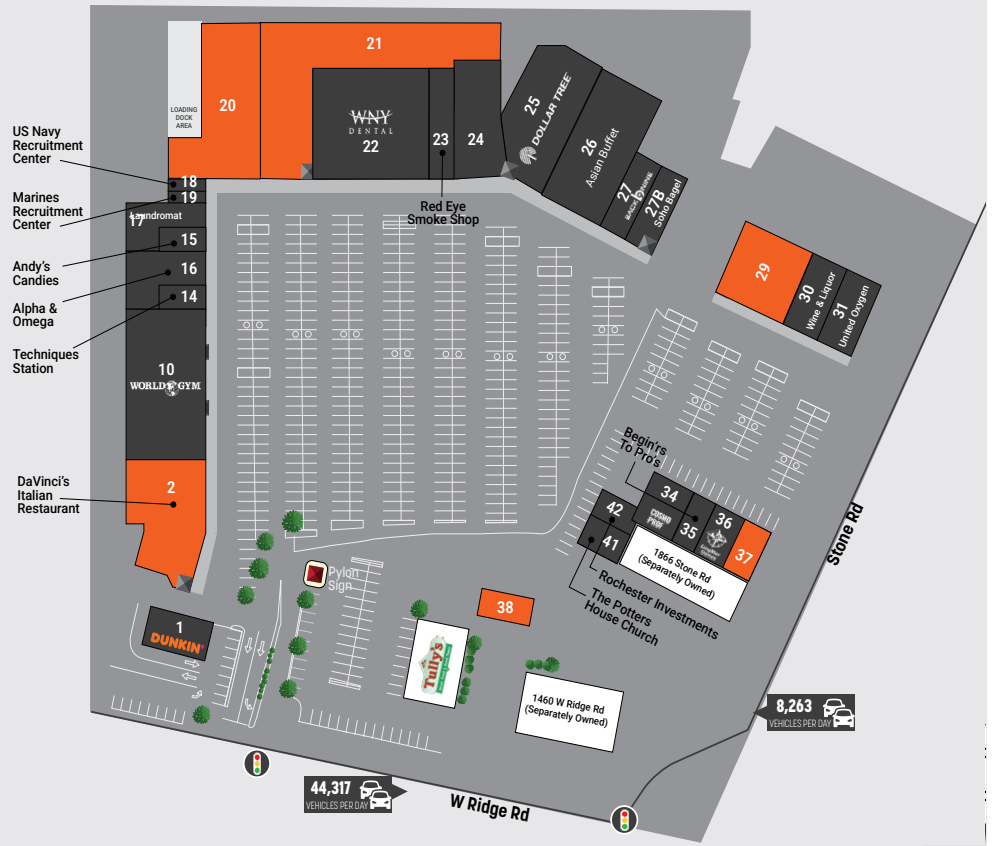


	1 Mile	3 Miles	5 Miles
Population	10,040	102,517	269,346
Median HH Income	\$65,554	\$62,381	\$62,189
Households	4,779	44,569	115,619
Employees	2,375	34,998	99,096

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UNIT	ADDRESS	TENANT	SF ±
1	1552 W Ridge	Dunkin'	2,640
2	1558 W Ridge	DaVinci's Restaurant	6,976
10	1550 W Ridge	World Gym	21,037
14	1544 W Ridge	Techniques Hair Salon	1,550
15	1538 W Ridge	Andy's Candies	840
16	1540 W Ridge	Alpha & Omega Bookstore	5,200
17	1542 W Ridge	Laundromat	2,900
18	1534 W Ridge	US Navy	1,000
19	1534 W Ridge	US Marines	1,620
20	1530 W Ridge	AVAILABLE	20,030
21	1526 W Ridge	AVAILABLE	27,210
22	1524 W Ridge	WNY Dental	11,000
23	1522 W Ridge	Red Eye Smoke Shop	2,263
24	1520 W Ridge	Beauty Bee Hair & More	10,480
25	1516 W Ridge	Dollar Tree	13,050
26	1514 W Ridge	Asian Buffet	10,000
27	1512 W Ridge	Back Nine Golf	4,050
27B	1510 W Ridge	Soho Bagel	3,000
29	1596 W Ridge	AVAILABLE	11,099
30	1594 W Ridge	Wine & Liquor	4,500
31	1590 W Ridge	United Oxygen	3,983
34	1582 W Ridge	Cosmo Prof	3,180
35	1584 W Ridge	Begini's to Pro's (Bowling)	1,740
36	1586 W Ridge	LingSter Games	2,540
37	1588 W Ridge	AVAILABLE	2,160
38	1570 W Ridge	AVAILABLE	1,440
41	1578 W Ridge	The Potter's House	1,517
42	1580 W Ridge	Rochester Investments	1,483
TOTAL			178,488



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